



smarthomes

Marshall Lake Road

Shirley, Solihull, B90 4PL

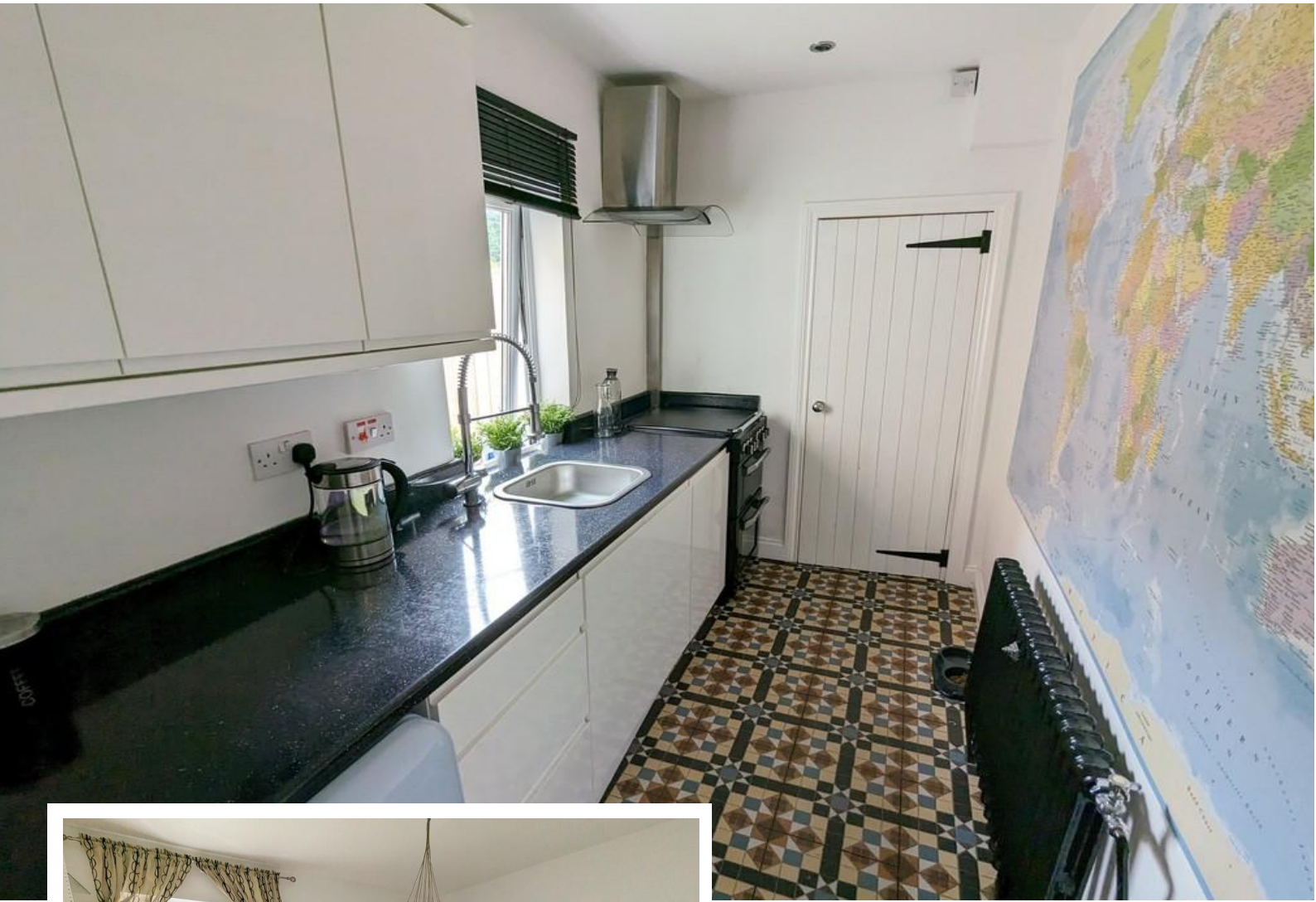
- A Very Well Presented End-Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen

£235,000

EPC Rating - 44

Current Council Tax Band - C





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a paved frontage with a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side and a further wooden door leading to

Lounge to Front

12' 11" x 11' 4" (3.94m x 3.45m) With a double glazed bay window to front elevation with fitted shutters, wall mounted radiator, ceiling light point, wood effect flooring, feature fireplace with wooden surround and access to



Dining Room to Rear

11' 6" x 11' 4" (3.51m x 3.45m) With double glazed French doors leading to rear garden, wall mounted radiator, ceiling light point, feature cast iron fireplace with surround, wood effect flooring, stairs rising to first floor, under stairs storage cupboard and door to

Re-Fitted Kitchen to Side

10' x 5' 6" (3.05m x 1.68m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating an inset sink with mixer tap over. Space for freestanding cooker with extractor hood over, integrated dishwasher, feature tiling to floor, feature radiator, ceiling spot lights, a double glazed window to the rear aspect and door to



Pantry

6' 4" x 4' 8" (1.93m x 1.42m) With a fitted base unit with Belfast style sink, fitted shelving, feature tiled flooring and space and plumbing for washing machine

Landing

With ceiling light point, access to loft space via a drop down ladder and doors leading off to

Bedroom One to Front

11' 5" x 11' 4" (3.48m x 3.45m) With double glazed window to front elevation with fitted shutters, radiator and ceiling light point





Bedroom Two to Rear

11' 5" x 8' 5" (3.48m x 2.57m) With double glazed window to rear elevation, over stairs storage cupboard, radiator and ceiling light point

Modern Family Bathroom to Rear

10' max x 5' 7" (3.05m max x 1.7m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, built in storage cupboard, tiling to splash prone areas, slate effect flooring, ceiling light point, Velux roof window and an obscure double glazed window to the rear elevation

Extensive Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, timber storage shed and gated access to property frontage

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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